

April 16, 2021

City of Aurora
Attn: Heather Lamboy
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Aurora Crossroads Master Plan Amendment

Application Number: **DA-2231-02**
Case Numbers: **2020-7002-01**

Dear Ms. Lamboy:

Thank you for taking the time to review our first submission for Aurora Crossroads Master Plan Amendment along with City staff. Valuable feedback was received on February 25, 2021 and changes have been detailed on the following pages. Should you have any questions or concerns, please feel free to reach out by phone, 303-892-1166 or by email, awenlund@norris-design.com

Sincerely,
Norris Design



Allison Wenlund
Senior Associate

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please contact CDOT and provide a letter of compliance with CDOT outdoor advertising standards, if applicable.
- Please include the Monument Sign Sections exhibit that was previously provided to staff with the next submittal.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Attempts were made by Richard Radar to upload comments which were unsuccessful. I have contacted him and asked him to email comments which I will forward to you under separate cover.

Response: Noted, thank you.

2. Completeness and Clarity of the Application

2A. Please address the approval criteria for an adjustment in your introduction letter. The criteria may be found in Section 146-5.4.4.D.3 of the UDO.

Response: Noted, the Letter of Introduction has been updated with the approval criteria.

3. Zoning and Land Use Comments

3A. We will need to discuss further the approach to reflecting the signs on a Site Plan. The sign that is proposed adjacent to I-70 will likely not be part of a Site Plan unless it is included with the main street commercial site plan. Real Property needs to ascertain that the sign will not be located on any utility or other easement.

Response: Noted, thank you.

3B. The sign study illustrates a mocked-up overpass. If that is the future planned design, please state.

Response: Noted, the renderings have been updated to state this.

4. Architectural and Urban Design Issues

4A. Since these are being considered for an adjustment there will be an expectation regarding design. The signs will have to approved with a specific design, and the illustration should be included in this section. There is no need to include text, but the area for the text should be indicated as well as materials illustrated and a material exhibit included as well.

Response: Noted, the Urban Design guidelines have been updated with this information.

5. Signage Issues

5A. Please consult with Jacquelyn Jobe at CDOT regarding outdoor advertising rules. Please provide a letter from Jacquelyn with the next submittal regarding the proposed sign's compliance with CDOT outdoor advertising rules. She may be contacted at (303) 512-4272 or Jacquelyn.job@state.co.us.

Response: Noted, we have discussed the proposed sign with Jacquelyn Jobe; a letter is included with this resubmittal stating CDOT does not have concerns or jurisdiction over the signs given their proposed location outside of any CDOT ROW.

5B. Although not required, it may be helpful for the Planning Commission to understand the future context. You may consider providing an exhibit illustrating the massing and height of the proposed buildings to show that the will not have as large of a visual impact at buildout.

Response: Noted, thank you.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

6A. No comments.

Response: Noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

7A. Ensure the sign placement meets AASHTO clear zone requirements.

Response: Noted, sign placement has been reviewed against AASHTO requirements. A supplemental exhibit is included with details.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

8A. Verify that the location adjacent to I-70 is acceptable with CDOT or outside of their influence area.

Response: Noted, we have discussed the proposed sign with Jacquelyn Jobe; a letter is included with this resubmittal stating CDOT does not have concerns or jurisdiction over the signs given their proposed location outside of any CDOT ROW.

9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

9A. No comments.

Response: Noted, we have discussed the proposed sign with Jacquelyn Jobe; a letter is included with this resubmittal stating CDOT does not have concerns or jurisdiction over the signs given their proposed location outside of any CDOT ROW.

10. Aurora Water (Ryan Tigera / (303) 326-8867 / rtigera@auroragov.org / Comments in red)

10A. Show utility easement on western boundary of property.

Response: Noted, thank you.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

11A. If the proposed sign gets put in an easement or right-of-way, then it will have to be covered by a License Agreement. Show these proposed signs on the Site Plan, showing their locations and the relationship to any easements or right-of-way.

Response: Noted, this will be reviewed at time of actual sign construction.

12. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

12A. Please see attached letter.

Response: Noted, thank you.

13. Adams County Community & Economic Development (Layla Bajelan / lbajelan@adcogov.org)

13A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.

Response: Noted, thank you.